

**BUCKHORN RANCH ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 1, 2025 – 6:00 P.M.
CRESTED BUTTE AND VIA ZOOM**

Board Members participating:

Sean Patrick
Ashley Macleod
Martin Spencer
Cathy Low
Ali Johnson
Nikolai Starrett
Andrew Hooge
Bet Egelhoff
Tom Shepard

Others participating:

Rob Harper, Toad Property Management
Jesse Drees, Toad Property Management
Steve Loden, Legal Counsel

Jesse called the meeting to order at 6:01 p.m. and confirmed notice of the meeting had been sent on Friday, September 26th. Jesse said there was a quorum.

Jesse explained two cul-de-sacs had been paved during the summer and looked good. Spare asphalt had been added to another area but the area required more work and a different contractor would be engaged to finish that surface.

Bet said the entry sign had been designed and engineered. As it was too late to engage a contractor prior to Winter the work would be performed in the Spring. The original contractor had not been able to schedule the work and a different contractor would be engaged.

Nikolai said progress was being made on the postal boxes although progress was slow. At least 51% of lot owners needed to approve the location of the postal boxes as the Covenants stated structures could not be built on the community parcel of land selected. Information had been sent to owners via email, Facebook and InsideHOA. Mailings would also be sent to owners and voting would be via an online process. Nikolai said research of building specifications and type of mailboxes was underway. Electricity for the structure was also being considered. Attempts would be made to have the work started in Spring 2026. Nikolai said he would follow up with the Post Office to discuss including Stallion Park unit owners in the mail boxes. Stallion Park had two votes in the Covenant amendment. Board members and owners were encouraged to reach out to owners in the neighborhood to alert them to the vote.

Jesse explained there would be an Executive Session to discuss matters with legal counsel. At 6:27 p.m. Martin made a motion to enter Executive Session. Sean seconded the motion and it was unanimously approved. Owners, not on the Board left the meeting.

At 6:57 p.m. Martin made a motion to leave Executive Session. Sean seconded the motion and it was unanimously approved.

At 6:58 p.m. Sean made a motion to adjourn the meeting. Bet seconded the motion and it was unanimously approved.

Prepared by Rob Harper
Toad Property Management